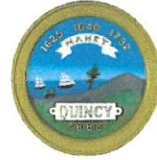




**QUINCY PLANNING BOARD**  
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**DENNIS E. HARRINGTON**  
Director

**THOMAS P. KOCH**  
Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, January 21, 2015**

The regular meeting of the Quincy Planning Board will be held on  
Wednesday, January 21, 2015 at 7:00 PM, in the  
City Council Chambers, 2<sup>nd</sup> Floor, City Hall,  
1305 Hancock Street, Quincy, Massachusetts 02169  
The Public is welcome to attend.

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**AGENDA**

- 7:00 PM** Call to Order by Chairman  
Vote on minutes of the December 10, 2014 Planning Board meeting
- 7:00 PM** **Continued Public Hearing – 116 East Howard Street – Special Permit/Site Plan Approval, Planning Board Case No. 2015-17**  
Applicant's request for continuance to be voted on by the Board.
- 7:15 PM** **Public Hearing – Certificate of Consistency -1400 & 1442 Hancock Street – Certificate of Consistency Planning Board Case #2015-CoC01**  
In accordance with the provisions of the Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District – dated May 7, 2007, as amended (the "URDP"), the Quincy Planning Board will hold a public hearing on **Wednesday January 21, 2015 at 7:15 P.M.** in the 2<sup>nd</sup> floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application (the "Application") of West of Chestnut, LLC, c/o Gate Residential, 265 Franklin Street, 6<sup>th</sup> Floor, Boston, MA 02110 and legal owner of the land, Chestnut Development LLC, c/o Gate Residential, 265 Franklin Street, 6<sup>th</sup> Floor, Boston, MA 02110, for a Certification of Consistency as defined within the Quincy Zoning Ordinance (the "Ordinance") Title 17, Section 10.0 (Definitions) and in accordance with Section 12.02(3) Section 2 (Overall Redevelopment Strategy) of the First Amendment to URDP in order to establish an Urban Renewal Use as defined in the Ordinance, Section 10.0 (Definitions) and pursuant to Section 8.3 of the Ordinance (Quincy Center Districts/Quincy Center Urban Revitalization District/Urban Renewal Uses). The Application is for a proposed mixed-use project generally consisting of two new six-story buildings providing for 169 total residential apartment units, retail use on the ground level, enclosed and surface parking areas and related

improvements, to be located upon all or portions of **1400 and 1442 Hancock Street** within the Quincy Center Urban Revitalization District of the URDP, as shown on Assessor's Map 1140 Parcels 3 and 20/A. The Planning Board shall issue a Certification of Consistency upon finding that the proposed project is consistent with the goals, objectives and requirements as set forth in the URDP.

**BUSINESS MEETING:**

- Board endorsement of Site Plan Review Decision for residential project at **999-1003 Hancock Street** Planning Board Case No. 2015-14
  
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

**This Agenda is Subject to Change Without Notice**